



100 North Street
Monticello, NY 12701
(845)807-0541

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MISSION STATEMENT

Our mission is to strategically acquire tax delinquent, foreclosed, vacant and abandoned properties; eliminate barriers to their redevelopment; and sell the rehabilitated properties to new, responsible owners in a transparent manner that results in outcomes consistent with County and local land use goals and priorities. Initial work will focus on the Villages of Monticello and Liberty, where the need is greatest.

New York Public Authority

501(c)3 Not-For-Profit Organization

EPA Brownfield Cleanup Grant Application

Sullivan County Land Bank

R02-20-C-007

Narrative Information Sheet

1. Applicant Identification: Sullivan County Land Bank Corporation (SCLBC)
100 North Street, Monticello, NY 12701
Email: info@sullivancountylandbank.org
Phone: 845-807-0541
2. Funding Requested:
 - a. Grant Type – Single Site Cleanup
 - b. Federal Funds Requested - \$500,000
 - c. Contamination - Hazardous Substances
3. Location: Village of Monticello, Sullivan County, New York
4. Property Location: Monticello Manor, 15 High Street, Monticello, NY 12701
5. Contacts:
 - a. Project Director: Jill M. Weyer, Executive Director
Sullivan County Land Bank Corporation
100 North Street
Monticello, NY 12701
845-807-0530
jill.weyer@co.sullivan.ny.us
 - b. Chief Executive: Freda Eisenberg, Chair,
Sullivan County Land Bank Corporation Board
100 North Street
Monticello, NY 12701
845-807-0527
Freda.Eisenberg@co.sullivan.ny.us
6. Population: Monticello Village: 6,562 (2017 ACS 5-Year Estimates)
Sullivan County: 77,547 (2017 ACS 5-Year Estimates)
7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3

8. Letter from the State or Tribal Environmental Authority: Letter attached from NYSDEC acknowledging SCLBC's plan to conduct cleanup activities for the FY20 federal; brownfields grant funds.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 | F: (518) 402-9722
www.dec.ny.gov

November 25, 2019

Jill M. Weyer
Executive Director
Sullivan County Land Bank Corporation
100 North Street
Monticello, NY 12701

Dear Ms. Weyer:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Sullivan County Land Bank Corporation (SCLB), dated November 12, 2019, for a state acknowledgement letter for a Federal Year 2020 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that SCLB plans to submit a Brownfield Cleanup Grant application for up to \$500,000 for hazardous substance cleanup at Monticello Manor. Focus of the funding will be the removal of all hazardous waste identified in Phase I and II Environmental Site Assessments conducted under the Brownfield Assessment grant (impacted soils, soil vapor and groundwater); to develop a Phase III Reuse and Remediation Plan for redevelopment of the property for housing; and to conduct associated community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Theodore Bennett
Director
Bureau of Program Management

cc: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
J. Brown, DEC Albany
D. Bendell, DEC Region 3



Department of
Environmental
Conservation

**SULLIVAN COUNTY LAND BANK
APPLICATION FOR 2019 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS CLEANUP GRANT**

Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The Village of Monticello, which is a small rural village (Population: 6,726) that serves as the largest urban center in Sullivan County (Population: 77,547) within the Town of Thompson is the target area. Monticello is located in the Catskills and Upper Delaware River region in New York, and serves as Sullivan County's seat of government. The target area is located in Census Tract 9518, a federally designated Opportunity Zone and REAP Zone. Monticello exhibits a traditional neighborhood development pattern of streets with homes on small lots in contrast with the County's predominantly rural low density development.

Sullivan County has a rich tourism heritage as the home to grand resort hotels, summer homes and bungalow colonies. Monticello is the heart of this vanished "Borscht Belt," suffering from extreme poverty resulting from the hundreds of hotel closures and job losses over the past half century. Sadly, these resort communities experienced significant decline in the 70s and 80s, and many sites are now seriously deteriorated or have been razed. With the demise of resorts such as the Concord, Grossinger's, Grandview Palace, and Kutsher's, large properties blight the landscape, obstructing opportunities for new employment opportunities and limiting tax revenues for the County and Village. When these resorts shut down, businesses on Broadway in Monticello suffered, eventually closing, resulting in large vacancy rates. Also job loss resulted in additional economic disinvestment in the Village. In addition to the contaminants left behind by arson, asbestos, petroleum storage, and other sources, the remote nature of this community has also resulted in other environmental issues, such as widespread illegal dumping and the operation of unlicensed landfills. This has created significant contamination issues that must be addressed in order for the Village to redevelop. However, in recent years, the County & Village have begun to see renewed investments. In 2018 Resorts World Catskills casino/hotel opened on the former Concord resort golf course. This was joined by the world-class YO1 health resort & spa on the former Kutsher's resort site. Both of these sites are less than 1 mile from the Village boundary and have generated over \$1.5 billion in investment, created 2,300 new jobs, and generated significant interest in the cleanup and reuse of other large brownfield sites. In addition, the original Woodstock Music Festival site is roughly 10 miles from Monticello and celebrated its 50th anniversary this year at the Bethel Woods Center for the Performing Arts.

ii. Description of the Priority Brownfield Site(s): The priority site targeted for funding under the EPA Brownfield Cleanup grant is Monticello Manor. The site is a vacant, blighted former hospital and nursing home, located at 15 High Street in Monticello, NY. It is located south of NYS Route 17, east of NYS Route 42 and north of High Street on an irregularly shaped lot occupying 5.6 acres in a residential and commercial area. There are five (5) structures along with a paved access road and parking area. Structures include one (1) main three-story structure located in the approximate center of the site built circa 1920s, one (1) secondary three-story structure located southeast of the main structure built around 1931, and three (3) small storage structures that are situated to the north of the main structure. The remainder of the site consists of unimproved woodlands. The property has two easements, one for access to the Village of Monticello water supply tanks adjacent to the site. The other easement is for NYSEG, the County's dominant electric utility. Both of these easements will remain and are important for the community's infrastructure needs.

The site is strategically located in the center of the Village on a priority block where the Sullivan County Land Bank Corporation (SCLBC) has already demolished two 1-family homes, one 2-family home, a

former storefront and apartment building, and an old warehouse building. Eliminating the blight and abandonment in the Target area will help to encourage reinvestment; Monticello Manor is a key piece to this redevelopment. A Phase I ESA was conducted in July 2018 and a Phase 2 ESA was recently completed in October 2019 as part of Sullivan County's 2017 EPA Brownfield Assessment Grant; however given the time lapse of the Phase 1 another one was completed in November 2019 to be in compliance with EPA's Landowner Liability Protections. The results of the ESA's found evidence of environmental contamination related to the former hospital use and adjacent gas station property uses. This contamination included petroleum spills, storage of petroleum and other hazardous substances on-site, several aboveground storage tanks (AST) and at least one underground storage tank (UST). There is also the potential for asbestos, lead-based paint, radon and PCBs at the site in the existing structures which we intend to redevelop based on the structural assessment to take advantage of Historic Tax Credits, as we are currently compiling the necessary documentation for listing the property on the National Register of Historic Places.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: SCLBC proposes to clean up and stabilize the site as well as clear the title for redevelopment by a private developer. As noted above, SCLBC exists to return vacant, abandoned, and tax delinquent properties in Sullivan County, New York to productive use and to eliminate the harms and community deterioration caused by such properties. SCLBC issued a Request for Expression of Interest, resulting in three proposals for housing. The proposals ranged in the creation of 35 – 75 units with an average total investment of \$16,812,706, a much needed economic investment, as well as a major need for affordable, quality housing in the community. A subsequent Request for Proposals will be issued to determine the final use and developer, but an affordable housing option would meet the needs of the community and fill a much needed gap for the Village, while also returning the site to the tax rolls.

If SCLBC is successful in its application for an EPA Cleanup grant to remediate the Monticello Manor site, it would be able to access critical funding needed to cleanup and develop a site reuse. SCLBC currently has \$288,000 committed to the site from the NYS Land Bank Community Revitalization Initiative funds (CRI) awarded to Land Banks from the Attorney General's mortgage settlement funds. Sullivan County completed "Grow the Gateways: A Strategic Plan for the Gateway Corridor of the Village of Monticello and Town of Thompson," (GTG) in 2018, funded by a USDA grant. The proposed reuse supports the community's vision for revitalization, as defined in the GTG plan, by providing quality affordable housing in the downtown area, supporting the rejuvenation of the village core, providing an infill re-development opportunity, and transforming a contaminated, blighted property into a safe, clean and well-maintained residential use, that is returned to the tax rolls. This project also aligns with Sullivan County's Comprehensive Plan, Sullivan County - REAP Zone Strategic Plan, Climate Action Plan, and the Mid-Hudson Regional Economic Council Strategic Plan.

ii. Outcomes and Benefits of Reuse Strategy: Of the 39 potential brownfield sites identified by the 2017 Sullivan County EPA Community-Wide Assessment Grant, Monticello Manor is located in the Village of Monticello/Town of Thompson. This site went through the 2017 County tax-sale foreclosure auction but due to low bids because of unknown environmental clean-up and redevelopment costs, the County Legislature rejected the bids and approved the transfer to SCLBC to clear up the title and to address the environmental cleanup and stabilization. Allowing SCLBC to identify potential developers and return the property to active use and ensure the redevelopment of the property in a manner that benefits the community. By providing for the cost of cleanup and site reuse planning, the EPA Brownfield Cleanup grant will eliminate the costs and uncertainty associated with purchasing a brownfield site, and renders the site ready for redevelopment.

In addition, there is tremendous potential for the remediation of the site for affordable housing to compliment the economic development in the Town. By utilizing Low Income Tax Credits and Historic Tax Credits, an affordable housing development would fill a major Village need. Monticello has tremendous assets that make it an attractive location for new investment, including proximity to New York City, low cost of doing business, access to telecommunications and transportation infrastructure, financial incentives available from economic development agencies, educational and workforce training from SUNY Sullivan, and overall quality of life related to the natural environment of the Catskills and Upper Delaware River regions.

It is important to note that the site redevelopment involves the reuse of existing buildings for a new use, a process known as “adaptive reuse.” Adaptive reuse is an energy efficient mode of construction that eliminates the need for the total demolition of a building and the use of entirely new building materials in the construction process. According to the U.S. Green Building Council, adaptive reuse offers significant opportunities for energy efficiency in the built environment: it extends the life cycle of existing building stock, conserves resources, reduces waste, and reduces environmental impacts of new buildings as they relate to materials manufacturing and transport. SCLBC is in the process of adopting a Sustainable Building policy to ensure site redevelopment is done sustainably. Also, given the elevation of this site, there is potential for wind energy, in addition to providing excellent views.

The site has been vacant for over 10 years and in order to re-use the building, time is of the essence to ensure the safety and integrity of the building is not compromised further. The property has continued to decline since the building ceased being a hospital and was converted to an old-age home. Property adjacent to the site has also been vacant and in severe decline since 2003 when the Sisters of Saint Joseph closed their doors and the property was boarded up. The property is also located on a block that SCLBC has acquired 5 other properties. High Street was once home to large single family homes owned by affluent residences but over time have been sold and converted to multi-family apartments for low income residents. Since 2018, SCLBC has demolished 5 structures on High Street due to their blighted appearance. A warehouse property was transferred in 2019 across the street from the site and had been vacant and abandoned for years, and was home to a homicide in 2017. SCLBC is currently renovating a 4-unit multi-family property on High Street, which will create, open space, parking and affordable housing and will be sold to a reputable landlord for property management. Vacant lots owned by SCLBC on High Street due to demolitions will either be sold as side lots or banked for redevelopment, including either new construction or additional community park space. SCLBC is working with Sullivan Renaissance, a community beautification not-for-profit, on community outreach and identifying the best use of vacant lots in the neighborhood. Their involvement is shown in section 2.b.i. Community Involvement below.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: As stated above in Section 1.b. i. SCLBC applied for and received \$288,000 in funding from the CRI for stabilization at the site. CRI funding supports land banks approved under the 2011 NYS Land Bank Act by acquiring vacant, abandoned and blighted properties and transforming them into community assets. SCLBC believes that by completing the remediation and site reuse strategy for Monticello Manor, it will be able to successfully identify a developer through an RFP process to attract private investment dollars for site redevelopment. SCLBC also anticipates working with the identified developer to access Historic Tax Credits since we will be reusing the existing structure through adaptive reuse. In addition, an application will be made to the NYS Office of Community Renewal for Low Income Housing Tax Credits for affordable housing redevelopment. If needed, the County has annually committed \$100,000 to the SCLBC which can be utilized if needed to ensure the project is completed.

ii. Use of Existing Infrastructure: This grant proposes the cleanup and redevelopment of a brownfield site that is already connected to infrastructure. As part of the Phase I Environmental Site Assessment, the County ascertained that the priority site, Monticello Manor, is currently serviced by the Village of Monticello for water, sanitary sewer and storm drainage, and that electric power is provided by NYSEG. For transportation infrastructure, the Monticello Manor site has existing road access as well as easy access to a major highway, NY-17 (converting to I-86). As stated above 1.a.ii, there are two utility easements located on the site that will be maintained. Also, we will be reusing onsite infrastructure, specifically the old hospital and nursing buildings through adaptive reuse.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: According to USDA, rural areas like Monticello face economic and community development issues of a very different character, so much in fact, that Monticello is located in a 2001 federally designated Sullivan-Wawarsing Rural Economic Area Partnership (REAP) Zone, 1 of only 5 in the US for being economically distressed. Abandoned buildings, illegal dumping, poor health outcomes, and economic indices combine to make Monticello a poster child for rural disinvestment and poverty. Monticello lacks sufficient and affordable ready-to-develop sites, as well as a lack of capital available for reusing older facilities like Monticello Manor, which otherwise might accommodate new business and help to revitalize the downtown area. Deteriorating buildings are evident throughout the Village and have contributed to a vicious cycle of decline as new private investment has been thwarted, tax bases have been eroded and funds to make repairs and new investments have dwindled. SCLBC, along with the County & Village, has been extremely proactive in pursuing outside sources of funding to support planning and assessment activities for the target area; however, funding is limited and not available at the state or local level to support the cleanup needed to return the County's brownfield sites to tax-generating use. The Village lacks the capacity to carry out projects such as these and that is why SCLBC is providing this service for them. Therefore, without the EPA Brownfield Cleanup grant, this critical work would not be possible by SCLBC.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Exposure to harmful substances in the environment, such as those at brownfields sites, is one of many risk factors for several diseases and adverse health effects. Given Monticello's high poverty rate of 27.2% (2017 ACS), 41.26% of the Monticello Central School District (MCSD) qualifies for free lunch. In addition, according to USDA, Monticello is considered a food desert and does not have access to quality healthy food. Thus, 19% of children in MCSD are overweight and 19% are obese according to NYS Dept of Health (2014-106 average). Sullivan County ranks 14 in the State for ten pregnancy rates at 36.1 exceeding the state average of 33.2. Monticello is predominantly minority, with only 27% of the Village classified as white, according to the 2017 ACS estimates (32% Hispanic/32% Black). Therefore, an EPA Brownfield Cleanup grant will allow the SCLBC to clean up the site, thereby reducing risk of exposure to certain harmful substances to these vulnerable populations.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Monticello is located adjacent to a major state highway (NY-17) that is being converted into Interstate 86. Therefore, it should come as no surprise that residents in the neighborhoods surrounding the Monticello Manor site, experience higher than average proximity to traffic, ranking in the 80-90% percentile for this metric when compared to the rest of the country. Monticello is also in the 95-100% percentile for lead paint, likely due to the fact that more than 60% of the County's building stock pre-dates 1980.

Additionally, there are several types of cancers associated with exposure to hazardous substances that have a significantly higher incidence for both males and females in Sullivan County when compared to

the rest of New York. These include: Esophageal Cancer, Liver and Intrahepatic Bile Duct Cancer, and Kidney, Renal and Pelvis Cancer, according to 2011-2015 data from the NYS Department of Health. Since 2010, when the Robert Wood Johnson Foundation first released County Health Rankings, Sullivan County has ranked penultimate for Health Outcomes in New York, better only than the Bronx. These health rankings utilize measures in two overall categories: Health Outcomes and Health Factors. Ten percent (10%) of the Health Factors measures to the Physical Environment. Therefore, by removing contamination at the site and other brownfield sites it will reduce exposure to harmful substances in the physical environment, and the County & Village can continue to improve health outcomes for residents who have a greater than normal incidence of disease and adverse health conditions.

(3) Disproportionately Impacted Populations: Monticello has economic challenges defined by its geographic isolation, absence of an active commercial center, low-density settlement patterns, historic dependence on tourism, continued population loss, outmigration, and economic distress. The proposed redevelopment of the site for housing that offers mixed income levels and varying housing choices, provides access to quality, affordable housing in the County seat of Monticello and will meet SCLBC's mission while also benefiting residents of the community. The table below illustrates how Monticello and the County scores worse than New York and the United States on measures of economic impoverishment.

Table: Economically Impoverished Populations in Monticello, NY (2013-2017 ACS)

	US	New York	Sullivan County	Village of Monticello
Unemployment Rate (% unemployed)	4.1%	4.3%	5.5%	16.4%
Median Household Income	\$57,652	\$62,765	\$53,877	\$31,169
Per Capita Income	\$31,177	\$35,752	\$28,224	\$16,923
Families w/female householder, no husband present related children < 18 below poverty	38.7%	37.4%	43.0%	60.0%
Individuals Below Poverty	14.6%	15.1%	15.9%	27.2%
% of Multigenerational families w/ grandparents responsible for grandchildren	35.5%	27.8%	42.8%	43.7%

According to 2017 ACS, Monticello's poverty rate is 27.2% compared to 15.1% for New York State. In the Village of Monticello, 37.3% of white residents and 17.3% of black residents are below the poverty level. A 2014 study by the National Bureau of Economic Research estimates an average increase in property value of \$3,917,192 for brownfield sites that received EPA Cleanup grant applications between 2002 and 2008. Also, it is worth noting that the Village of Monticello is not made whole by the County through the tax foreclosure process, resulting in a loss of revenue to the Village that could otherwise improve services to the community. Therefore, by receiving an EPA Brownfield Cleanup grant, SCLBC will be able to return this vacant, contaminated property to active use, improving property values, providing valuable employment opportunities and contributing to the local tax base.

b. Community Engagement

i. Project Partners: SCLBC has identified seven (7) partners detailed in the table below, as well as the chosen Developer who will redevelop the site. In addition, SCLBC recently convened an Arts and Cultural Roundtable in October 2019 for organizations that serve the Monticello community to identify additional partners to work on projects and placemaking opportunities, so this list will be growing.

ii. Project Partner Roles

Community Involvement: SCLBC has developed strong partnerships with many community organizations that have a focus on economic development, community revitalization and public health impacts. The following organizations will play a key role in the successful implementation of the EPA funding for an EPA Brownfields Cleanup Grant:

Partner Name	Point of contact	Specific role in the project
RUPCO, Inc.	Kevin O'Connor (845) 331-2140 koconnor@rupco.org	Support evaluation of market viability; assist with housing affordability services, development tax credits, as well as marketing for potential tenants.
Sullivan Renaissance	Denise Frangipane (845) 295-2445 info@sullivanrenaissance.org	Provide translation services to Spanish speaking community; and assist with meeting facilitation
Human Rights Commission/ Dialogue2Change	Judy Balaban-Kraus (845) 807-0189 work4tolerance@aol.com	Assist with community outreach and facilitate partnerships among multiple community-based organizations
Sullivan 180	Sandi Rowlands (845) 295-2682 srowlands@sullivan180.org	Promote EPA Brownfield Grant for its efforts to improve community health; and provide information on public health impacts of brownfield sites.
Sullivan County Federation for the Homeless	Kathy Kreiter (845) 794-2604 scfh@hvc.rr.com	Assist with community outreach, including the dissemination of information on planning activities to marginalized populations.
Monticello Chamber of Commerce	Alan Kesten (845) 798-4725 info@monticellochamberny.org	Assist with community outreach and dissemination of information to the Monticello business community.
Sullivan Alliance for Sustainable Development	Michael Chojnicki (845) 482-4764 sasdonline@gmail.com	Host meetings, assist with outreach, facilitate partnerships and provide technical assistance when appropriate.

iii. Incorporating Community Input: Since 2017, SCLBC has been working in the Monticello community and will continue to work with local stakeholders regarding the remediation and redevelopment of the site. SCLBC will continue to attend local community meetings and meet with community leaders to ensure public awareness of the ongoing remediation and address any concerns raised. Sullivan County has a Brownfield Task Force, established as part of the 2017 Brownfield Assessment Grant, which is comprised of representatives from several local governments, non-profit partners and economic development organizations. SCLBC will identify sensitive populations around the site and provide public notification regarding any cleanup activities to stakeholders, owners, and tenants within 200 feet of the site through letters or by posting a sign at the site. SCLBC recently created both an Instagram (127 followers) and Facebook (129 friends) account to further our community reach with social media engagement and project awareness. Also, they held their first community meeting to discuss the Monticello Manor project. Meeting info is included in the Threshold Criteria section.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The October 2019 Phase II ESA results identified the presence of volatile organic compounds, semi-volatile organic compounds, and metals above the respective Part 375/CP-51 SCOs/SSSCOs unrestricted use criteria, as well as one underground storage tank (UST), five above ground storage tanks (AST), miscellaneous debris and suspect containers, and the potential presence of asbestos containing material (ACM) and lead based paint (LBP) within the existing structures. Impacted soils are present across the site at depths ranging from surface grade to 5' below surface grade. Bedrock is roughly 5' below grade and groundwater was not detected during investigation. Proposed cleanup activities are remediation of "hot spot" soil including excavation of contaminated materials and backfill with clean fill, ACM and LBP abatement, removal of ASTs and removal and closure of UST. The expected outcomes of the project include achieving technical and administrative compliance with the NYSDEC site remediation regulations in preparation for redevelopment.

b. Description of Tasks and Activities

Task 1: Cooperative Agreement Oversight and Community Outreach					
<i>i. Project Implementation:</i> SCLBC will procure experienced professionals to assist with project oversight and community engagement to implement the EPA brownfield grant. Travel will cover costs for SCLBC participation in the National Brownfields Conference.					
<i>ii. Anticipated Project Schedule:</i> Three year duration of the grant					
<i>iii. Task/Activity Lead(s):</i> SCLBC; Contractual Project Manager					
<i>iv. Output(s):</i> Attendance at conferences and workshops; Request for Proposals (RFP) issued for qualified technical consultants, community relations plan, quarterly performance reports, MBE/WBE reporting forms, ACRES reporting, FFRs and grant closeout documentation.					
Task 2: Environmental Reporting and Engineering					
<i>i. Project Implementation:</i> SCLBC will develop and issue an RFP to procure a Qualified Environmental Professional (QEP) with project management experience to provide remediation support and oversee remediation contractors.					
<i>ii. Anticipated Project Schedule:</i> Years 2-3 of the grant					
<i>iii. Task/Activity Lead(s):</i> Qualified Environmental Professional					
<i>iv. Output(s):</i> Remedial Action Workplan, bid specification for remediation activities, HASP, QAPP, Air Monitoring Plan (CAMP), Remedial Action Report/No Further Action Letter.					
Task 3: Hazardous Substances Remediation					
<i>i. Project Implementation:</i> SCLBC will develop and publish a Public Bid Specification to procure a Qualified Environmental Contractor (QEC) to perform soil removal of hot spots, post-excavation sampling, emplacement of clean back fill, and abatement of ACM and LBP.					
<i>ii. Anticipated Project Schedule:</i> Years 2- 3 of the grant					
<i>iii. Task/Activity Lead(s):</i> Qualified Environmental Contractor (QEP)					
<i>iv. Output(s):</i> Estimated 400 tons of soil removed, site restoration, site clearing, ACM & LBP abatement activities.					
Task 4: Petroleum Remediation					
<i>i. Project Implementation:</i> SCLBC will develop and publish a Public Bid Specification to procure a QEC to perform tank removal and closure.					
<i>ii. Anticipated Project Schedule:</i> Years 2- 3 of the grant					
<i>iii. Task/Activity Lead(s):</i> Qualified Environmental Contractor					
<i>iv. Output(s):</i> Removal and closure of AST and UST.					

Note: All contractors/consultants will be procured on a competitive basis in accordance with applicable local, state, and federal regulations, as well as SCLBC's procurement policy.

c. Cost Estimates

Categories	Task 1	Task 2	Task 3	Task 4	Total
Personnel					\$0
Fringe Benefits					\$0
Travel	<i>Hazardous</i> \$1,400 <i>Petroleum</i> \$600				\$1,400 \$600
Equipment					\$0
Supplies					\$0
Contractual	<i>Hazardous</i> \$8,400 <i>Petroleum</i> \$3,600	\$112,035 \$48,015	\$334,200	\$94,200	\$454,635 \$145,815
Other					\$0
Total Direct Costs	\$14,000	\$160,050	\$334,200	\$94,200	\$602,450
Indirect Costs					
Total Federal Funding	<i>Hazardous</i> \$9,800 <i>Petroleum</i> \$4,200	\$112,035 \$48,015	\$262,485	\$63,465	\$384,320 \$115,680
Cost Share			\$71,715	\$30,735	\$102,450
Total Budget	\$14,000	\$160,050	\$334,200	\$94,200	\$602,450

Cost estimates have been developed based on current costs for other projects in the region. A detailed unit cost breakdown follows.

Task 1 Budget - Cooperative Agreement Oversight and Community Outreach				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual Project Management	3	YR	\$ 4,000	\$ 12,000
EPA conference attendance	1	EACH	\$ 2,000	\$ 2,000
Task 1 Total:				\$ 14,000
AMOUNT TO BE FUNDED BY EPA GRANT:				\$ 14,000
Task 2 Budget – Environmental Reporting and Engineering				
Item	Qty.	Unit	Unit Cost	Subtotal
Remedial Action Workplan	1	LS	\$ 20,000	\$ 20,000
Project Management and Communication	1	LS	\$ 30,000	\$ 30,000
Environmental Specification Bid Documents	1	LS	\$ 12,000	\$ 12,000
Reporting of Tank Closures	1	LS	\$ 3,000	\$ 3,000
Remedial Action Report/No Further Action Letter	1	LS	\$ 15,000	\$ 15,000
Final As-Built Survey	1	LS	\$ 5,000	\$ 5,000
Subsurface Geophysics	1	LS	\$ 2,500	\$ 2,500
HASP	1	LS	\$ 2,500	\$ 2,500
Site Management Plan	1	LS	\$ 4,000	\$ 4,000
Community Air Monitoring Plan	10	DAY	\$ 2,000	\$ 20,000
Remediation Sampling Workplan/QAPP	1	LS	\$ 3,000	\$ 3,000
Professional Services				
Project Engineer/Geologist	10	DAY	\$ 920	\$ 9,200
Field Technician	10	DAY	\$ 760	\$ 7,600
Oversight of Remediation Contractor	350	Hrs	\$ 75	\$ 26,250
Task 2 Total:				\$ 160,050
AMOUNT TO BE FUNDED BY EPA GRANT:				\$ 160,050
Task 3 Budget – Hazardous Substances Remediation Activities				
Item	Qty.	Unit	Unit Cost	Subtotal
Site Clearing (removal of debris and suspect containers)	1	LS	\$ 15,000	\$ 15,000
Backfill Clean Material	400	TONS	\$ 35	\$ 14,000
Remove Impacted Soil - Labor	1	LS	\$ 15,000	\$ 15,000
Impacted Soil Waste Characterization, Transport & Disposal	400	TONS	\$ 100	\$ 40,000
ACM Remediation (50% of buildings)	1	LS	\$ 100,000	\$ 100,000
LBP Remediation (20% of buildings)	1	LS	\$ 40,000	\$ 40,000
Decontamination	1	LS	\$ 5,000	\$ 5,000
State and Local - required permitting fees	1	LS	\$ 7,500	\$ 7,500
Post Excavation Sampling	1	LS	\$ 12,000	\$ 12,000
Site Restoration (backfill, topsoil & seed)	1	LS	\$ 30,000	\$ 30,000
Contingency 20%	1	LS	\$ 55,700	\$ 55,700
Task 3 Total:				\$ 334,200
AMOUNT TO BE FUNDED BY EPA GRANT:				\$ 262,485
AMOUNT TO BE FUNDED BY LANDBANK:				\$ 71,715
Task 4 Budget – Petroleum Remediation Activities				
Item	Qty.	Unit	Unit Cost	Subtotal
Above Ground Storage Tank Removal (550 Gal. Assumed)	5	EA	\$ 4,000	\$ 20,000
Underground Storage Tank Removal and Closure (10,000 Gal. Assumed)	1	EA	\$ 10,000	\$ 10,000
Vac Truck	3	DAY	\$ 3,000	\$ 9,000
Characterization and Disposal of Liquids	10000	Gal	\$ 2	\$ 20,000
Characterization and Disposal of Soils	100	TONS	\$ 100	\$ 10,000
Backfill Clean Material	100	TONS	\$ 35	\$ 3,500
Sampling and Analysis - Labor/Equipment	2	DAY	\$ 3,000	\$ 6,000
Contingency 20%	1	LS	\$ 15,700	\$ 15,700
Task 4 Total:				\$ 94,200
AMOUNT TO BE FUNDED BY EPA GRANT:				\$ 63,465
AMOUNT TO BE FUNDED BY LANDBANK:				\$ 30,735
TOTAL				\$ 602,450
TOTAL TO BE FUNDED BY EPA GRANT				\$ 500,000
TOTAL TO BE FUNDED BY LANDBANK				\$ 102,450

d. Measuring Environmental Results

The outputs anticipated through this grant are listed in each task within the Budget Narrative above, and will be monitored via documentation provided by the contractor and consultants. SCLBC will maintain close coordination with all work to be funded under this project, and will pay careful attention to tracking important EPA output metrics such as funding leveraged, acres addressed, and jobs created. SCLBC will track, measure and evaluate progress toward achieving the project outputs listed in section 3.b above primarily by utilizing EPA's ACRES system and reporting on quarterly reports as required. In addition, SCLBC will monitor project progress through documentation provided by all contractors and consultants, and will provide this information to the EPA project officer through quarterly reports, annual reports, and regular correspondence. SCLBC will partner with EPA Region 2 to ensure the remediation work will address contamination in a manner appropriate to the planned site reuse and will be protective of human health and the environment.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

i. Organizational Structure: The grant will be administered by SCLBC, a not-for-profit/public authority created by the County of Sullivan and housed within the Sullivan County Division of Planning, Community Development and Real Property (DPCD). Jill Weyer, Deputy Commissioner of DPCD and Executive Director of SCLBC and Freda Eisenberg, AICP, Commissioner of DPCD and SCLBC Chair, will lead this project. SCLBC, also has an 11-person board, of which 5 of the board members are County employees, including Ms. Eisenberg. SCLBC mission is to strengthen neighborhoods by mitigating blight through strategic property acquisition that will create vibrant neighborhoods, increase homeownership, stimulate economic growth and support community development by returning properties to productive use and improve quality of life. SCLBC targets its work to the two largest Villages in the County – Monticello and Liberty. The Cleanup grant will not only meet EPA requirements but also fits SCLBC's mission by returning a blighted abandoned property back to productive use. DPCD is responsible for the administration of the 2017 EPA Brownfield Countywide Assessment program and is being managed by Ms. Weyer, so there will be continuity between the Assessment grant and the Cleanup grant. DPCD is also responsible for creation of programs that foster development and redevelopment of the County's physical infrastructure in a manner that conserves natural resources while providing economic opportunity. DPCD implements the County's comprehensive plan and provides technical assistance to towns and villages. In addition, to managing SCLBC, DPCD also administers the county-owned portion of the Emerald Corporate Center business park, operates a revolving loan program offering financial and technical assistance to small businesses and agricultural enterprises, and conducts a small grants program to assist local municipalities and community organizations with projects that advance County planning goals, in addition to larger Community Development grants such as CDBG and USDA-RD grant funds.

ii. Description of Key Staff: Ms. Weyer has extensive experience developing budgets, performing accounting functions, submitting planning grants and managing all aspects of grants. In addition, Ms. Weyer is adept at working with federal, state and local government officials. Currently her responsibilities include oversight and coordination of the SCLBC, as Executive Director, and the 2017 EPA Brownfield grant, as well as many programs and initiatives to promote planning, protection of open space and farmland, community development and watershed management, such as CDBG Housing Rehab and CDBG Economic Development/Small Business grants.

Ms. Eisenberg's planning work has addressed a broad array of issues including sustainability, comprehensive and strategic plans, economic development, downtown revitalization, corridor redevelopment and affordable housing. Ms. Eisenberg, will facilitate the working relationship with the Mayor and other staff of the Villages of Monticello and Liberty as part of a multi-pronged effort to

build capacity and foster economic revitalization in the County's two urban centers, which also serve as the target areas for the SCLBC. Again, she serves as both Commissioner of the County DPCD and the Chair of SCLBC.

Ms. Eisenberg's and Ms. Weyer's efforts will be supported by the DPCD staff. In addition, Ms. Eisenberg and Ms. Weyer will be working with the 2017 Task Force Committee and qualified subcontractor retained via Federal procurement guidelines in 40 CFR 31.36. In the unlikely event of Ms. Eisenberg's and/or Ms. Weyer's inability to administer the program, the program will be administered by other competent managers.

iii. Acquiring Additional Resources: If additional resources are required, SCLBC will work with the County and their procurement offices, to identify the vendors necessary to provide additional expertise and resources as needed. Additional RFPs will be issued and vendors will be identified to carry out the additional work, if necessary.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose & Accomplishments: While Sullivan County received a 2017 EPA assessment grant, of which Ms. Weyer is currently administering, the SCLBC nonprofit has not received EPA Brownfields funds but has received non-federal assistance funds. The most recent non-federally funded assistance agreement SCLBC has received is \$900,000 in funding from the New York State Land Bank Community Revitalization Initiative (CRI) Round 3 through NYS Attorney General bank settlement funds that is administered by Enterprise Community Partners, Inc., of which \$288,000 is budgeted for Monticello Manor site. This money has been allocated for building stabilization at the Monticello Manor site. CRI funding supports land banks formed under the New York State Land Bank Act of 2011 by acquiring vacant, blighted properties and transforming them into community assets. This money has not yet been utilized, as SCLBC is working to secure funding for all stages of the Monticello Manor building stabilization, cleanup and site reuse strategy prior to expending these funds.

(2) Compliance with Grant Requirements: SCLBC has met and exceeded its grant deliverables and is in compliance with the workplan, schedule, and terms and conditions of the CRI Round 2 funds (\$920,000 – 4 rehabs and 13 demolitions (above 3 demos proposed)). We are making progress towards achieving the expected results of the agreement for CRI Round 3, and applying for the EPA Brownfield Cleanup Grant advances the goals of this grant by securing additional funds for all stages of the Monticello Manor building stabilization, cleanup and site reuse and redevelopment. Since the same person who is administering the 2017 EPA Brownfield Assessment grant for Sullivan County, Ms. Weyer, will administer this funding, if awarded, SCLBC anticipates timely and acceptable reporting, as required by the granting agency and being met by Ms. Weyer.

SULLIVAN COUNTY LAND BANK CORPORATION (SCLBC)
APPLICATION FOR 2020 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD SINGLE SITE CLEANUP GRANT

Threshold Criteria Responses

- 1. Applicant Eligibility:** The Sullivan County Land Bank Corporation (SCLBC) is an eligible entity for a Cleanup Grant. The Sullivan County Land Bank Corporation is a not-for-profit organization under Section 501(c)(3) of the Internal Revenue Code. Please find documentation attached to the narrative demonstrating tax-exempt status. SCLBC is also a quasi-governmental agency and NYS Public Authority created by New York State as per the New York State Land Bank Act.
- 2. Previously Awarded Cleanup Grants:** The proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.
- 3. Site Ownership:** SCLBC acquired the project site from the County of Sullivan on December 2, 2019. Previously the county acquired the site through the municipal foreclosure process and approved transfer to the Land Bank via resolution dated December 6, 2018.
- 4. Basic Site Information:**
 - a) Site Name:** Monticello Manor
 - b) Site Address:** 15 High Street, Monticello, NY 12701. Tax Parcel ID: 107.-1-11.1
 - c) Current Owner:** Sullivan County Land Bank Corporation acquired the property on December 2, 2019.
- 5. Status and History of Contamination at the Site:**
 - a) Contamination Status:** No additional contamination has occurred on the site since the County acquired it.
 - b) Operational History & Current Use:** The property is approximately 5.6 acres and is improved with five (5) structures along with a paved access road and parking area. Structures include one (1) main structure located in the approximate center of the Subject Property, one (1) secondary structure located southeast of the main structure, and three (3) small storage structures that are situated to the north of the main structure. A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Subject Property where there is a parking area. The remainder of the Property consists of unimproved woodlands.

The Hospital was opened on June 14, 1923 with 16 private rooms and three wards. It was the first hospital to be established in Monticello and was a result of a funding campaign comprised of largely community donations led by the Hebrew Hospital Association of Sullivan County. The efforts of the Association to establish the hospital speaks to the increasing role of the Jewish community in the development of not only Monticello but Sullivan County. The nurses' home was constructed on the property in 1931 to accommodate the existing nursing staff. When a new hospital was built in 1977, Monticello Manor stopped operating as a hospital and was sold. It was then converted to an old age home where it served as this use until 2008, when it was sold to another party, Manor Ventures in 2009 who fell into bankruptcy and lost the property

to Sullivan County through municipal foreclosure in 2018. The property has been vacant since approximately 2008 and has fallen into disrepair due to abandonment and vandalism.

c) *Environmental Concerns:* Groundwater and soil contamination from the ASTs & UST and the miscellaneous containers, drums and debris found on-site. Also due to the age of the onsite structures, the historic building material hazards including Asbestos Containing material, lead based paint, mold and general indoor air quality are all considered environmental concerns.

d) *Contamination Cause & Extent:* The Phase 1 & Phase 2 ESAs identified the following contamination concerns:

- A spill associated with an above ground storage tank (AST) on the Subject Property that was not cleaned up according to NYSDEC standards resulting in a high potential that the reported release of petroleum has impacted site soils and potentially groundwater in the vicinity of the AST.
- Potential groundwater contamination due to tank failures on two adjacent gas station properties less than 500 feet from the property that were not remediated according to state standards. Potential for petroleum contaminated soils and groundwater, potentially impacting the Subject Property if the contaminated media had historically migrated off site.
- Various drums and containers located on the property, including an Underground storage tank that could not be visually assessed for leaks. Potential petroleum releases or hazardous substances from the drum and containers may have impacted the soils and groundwater in the vicinity of the substantial number of containers drum impacted soils and groundwater at the Subject Property.
- Large quantities of miscellaneous debris located throughout the Property. Each occurrence of debris would individually be considered a de minimis condition, however, the substantial number of debris piles/de minimis conditions has been considered a REG. Unknown material included in the debris may have impacted soils and groundwater at the Subject Property.
- Due to the unknown date of connection to municipal utilities, there is potentially a septic tank at the property which may contain discharges from the former hospital. If a septic tank exists, the potential that it may have leaked wastewater containing phenolic compounds into on site soils and groundwater exists.

Additional issues include the potential for asbestos-containing materials (ACM), lead-based paint, vapor intrusion, radon, wetlands, indoor air quality and mold in the historic structures that intend to be reused once the structural integrity is assessed.

6. *Brownfield Site Definition:* The Monticello Manor site meets the definition of a brownfield under CERCLA §101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA §104(k). This site is an eligible site under the 2017 Sullivan County Brownfield Assessment Grant and has received funding to conduct a Phase 1 and Phase 2 ESA and the County is currently working on a Reuse & Remediation Plan for the Cleanup of the site.

SCLBC affirms that the Monticello Manor site is not listed (or proposed for listing) on the National Priorities List; not subject to unilateral administrative orders, court orders, administrative orders on

consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and not subject to the jurisdiction, custody, or control of the U.S. government.

- 7. Environmental Assessment Required for Cleanup Grant Applications:** A Phase 2 was completed and approved by EPA as part of Sullivan County's 2017 Brownfield Assessment grant in October 2019. A Reuse and Remediation Plan scope is currently being drafted and will be submitted to EPA for approval.
- 8. Enforcement of Other Actions:** There are no ongoing or anticipated environmental enforcement or other actions related to the project site.
- 9. Sites Requiring a Property-Specific Determination:** SCLBC affirms that the project site does not need a Property-Specific Determination.
- 10. Threshold Criteria Related to CERCLA/Petroleum Liability:** While the site is co-mingled with hazardous substances and petroleum products, the predominant contaminant is hazardous substances; therefore the Responses below correspond to this contaminant.
 - a) Information on Property Acquisition:** SCLBC asserts that they have Bona Fide Prospective Purchaser Liability Protection because of the following:
 - (i) SCLBC acquired the property via resolution passed by the Sullivan County Legislature on December 6, 2018 to transfer the property to SCLBC for the redevelopment of the parcel. An agreement between the County of Sullivan, Village of Monticello and SCLBC was executed on September 6, 2019 affirming the transfer of the property and acknowledging the distribution of net proceeds from the sale of the property to a developer. The County of Sullivan acquired the property on May 1, 2018 through the municipal tax foreclosure process.
 - (ii) SCLBC acquired the property on December 2, 2019 from the County of Sullivan.
 - (iii) SCLBC acquired the property through a Quit Claim Deed from the County of Sullivan, who obtained the property through the municipal tax foreclosure proceedings.
 - (iv) SCLBC acquired the property from the County of Sullivan, who obtained it through the municipal tax foreclosure proceedings.
 - (v) SCLBC is a quasi- governmental agency created by the County and the majority of the SCLBC Board is County staff, with the mission to address vacant, blighted and abandoned properties, of which this property is one. This is the only contractual and financial relationship with a prior owner that SCLBC has with this property.
 - b) Pre-Purchase Inquiry:** SCLBC conducted all appropriate inquiries (AAI) prior to acquiring the site.
 - (i) SCLBC recently completed a new Phase 1 Environmental Site Assessment on 11/25/19. Prior to this an initial Phase 1 ESA was completed by Tectonic for the 2017 Sullivan County Brownfield Assessment Grant program in July 2018. A Phase 2 ESA was also completed by this program in October 2019.

Unfortunately since the property was not transferred timely from the approving resolution and the 180 days lapsed, a new Phase 1 was recently completed. A Phase 3 Reuse &

Remediation Plan scope has been drafted and the County anticipates moving forward to complete this R&R Plan as part of the 2017 Assessment grant.

- (ii) Tectonic Engineers meets the definition of a Qualified Environmental Professional by virtue of staff's formal education and as well has having performed ASTM compliant Phase I and Phase II assessments for several decades. Tectonic performed the Phase 1 and Phase 2 ESAs for SCLBC and the County of Sullivan and is qualified to perform this work as evidenced by the declaration of their professional knowledge and qualifications in the ESAs.
- (iii) As stated above the original Phase 1 for the property was conducted in July 2018 and since the 180 days expired, a new Phase 1 ESA was conducted in order to take advantage of the bona fide prospective purchaser provision.

- c) *Timing and/or Contribution toward Hazardous Substance Disposal:*** All disposal of hazardous substances at the site occurred prior to the SCLBC acquiring the property. Since the acquisition of the property, SCLBC affirms that we have not, at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- d) *Post-Acquisition Use:*** To date, there have been no users of the property. The County acquired it through municipal tax foreclosure and the property was abandoned. SCLBC is in the process of securing the property to ensure there will be no users of the property until such time as a developer is identified. Also we will be continuing the completion of the Reuse & Remediation Plan through the 2017 Assessment grant.
- e) *Continuing Obligations:*** SCLBC anticipates securing the site by boarding first floor access to the building to limit exposure to the hazardous substances in the existing structures. A resolution was passed at the SCLBC November Board meeting to approve the expense and the Executive Director will work with Tectonic to complete this work by the end of the year. There are no known continuing releases to stop. SCLBC will do its best to prevent any threatened future releases, if identified. SCLBC confirms its commitment to comply with the land use restrictions on the site and will not impede the effectiveness or integrity of the Village controls. SCLBC also confirms our commitment to assist and cooperate with those performing the cleanup and provide access to the property as needed. SCLBC will comply with all information requests and administrative subpoenas that may be issued in connection with the property and will provide all legally required notices.

11. Cleanup Authority & Oversight Structure: SCLBC acknowledges that we will be required to comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment.

- a)** Given that the project coordinator for the 2017 Sullivan County Brownfield Assessment Grant is also the project coordinator for the proposed cleanup site application through SCLBC, and she is already in contact with EPA Region 2, SCLBC proposes to consult with EPA Region 2 staff to have them provide review, comment and approval of the cleanup workplan and the remedial action report that is being developed and will be used if this grant is awarded. In addition, SCLBC will procure in accordance with all local, state, and federal procurement requirements to procure a Qualified Environmental Professional (QEP) to conduct the requisite consulting support and an

environmental remediation contractor to perform cleanup activities. SCLBC will ensure compliance with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326 and ensure that the QEP is in place prior to beginning cleanup activities.

- b)** SCLBC does not anticipate need to access adjacent sites for clean-up purposes, but if it is needed, we will work with our project partners for community outreach and acquire the necessary access with a site access agreement, as needed.

12. Community Notification

- a) *Draft Analysis of Brownfield Cleanup Alternatives:*** See attached ABCA.
- b) *Community Notification Ad:*** SCLBC legally noticed a public information session on November 15, 2019 as a legal notice (see attached outreach documents). A copy of the entire draft application was available for review at the meeting, as well as a copy on file with the Sullivan County Division of Planning office, where SCLBC is run out of.
- c) *Public Meeting:*** The public meeting was held on Monday November 25th at 6PM in the Sullivan County Legislative Hearing Room. Only one person from the public attended and no comments were received, thus there are no responses to comments to address. A copy of the sign-in sheet and the presentation that was given is attached. Additionally no comments were received while the draft application was on review at the Planning Division office.
- d) *Submission of Community Notification Documents:*** The following documents are attached to this application:
- a copy of the draft ABCA
 - a copy of the Legal Notice demonstrating notification to the public and solicitation for comments on the application;
 - meeting notes or summary from the public meeting(s); and
 - meeting sign-in sheets.

The following items are not attached as there were no comments received, therefore no responses to be made:

- the comments or a summary of the comments received;
- the applicant's response to those public comments;

13. Statutory Cost Share: Sullivan County Land Bank Corporation (SCLBC) acknowledges the required 20% cost share for Cleanup Grant recipients. SCLBC proposes to meet the \$102,450 cost share requirement through funding already committed by the New York State Land Bank Community Revitalization Initiative (administered by Enterprise Community Partners) for conducting the cleanup activities at the Monticello Manor site, the brownfield project site in the target area.

**SULLIVAN COUNTY LAND BANK CORPORATION (SCLBC)
APPLICATION FOR 2020 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD SINGLE SITE CLEANUP GRANT**

Documentation of Tax Exempt Status

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 05 2018

SULLIVAN COUNTY LAND BANK
CORPORATION
100 NORTH STREET
MONTICELLO, NY 12701

Employer Identification Number:

Exemption 6

DLN:

Contact Person:

DIANE M ECKARD

ID# 31394

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b)(1)(A)(vi)

Form 990/990-EZ/990-N Required:

Yes

Effective Date of Exemption:

February 7, 2017

Contribution Deductibility:

Yes

Addendum Applies:

No

Dear Applicant:

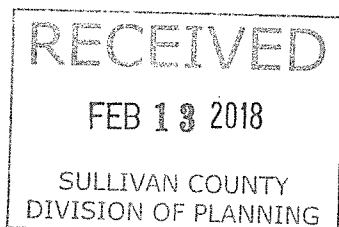
We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.



Letter 947

SULLIVAN COUNTY LAND BANK

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements

**SULLIVAN COUNTY LAND BANK CORPORATION (SCLBC)
APPLICATION FOR 2020 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD SINGLE SITE CLEANUP GRANT**

Draft Analysis of Brownfield Cleanup Alternatives (ABCA)



Analysis of Brownfields Cleanup Alternatives

DRAFT

**Monticello Manor Site
Village of Monticello, Sullivan County
New York**

Prepared by BRS, Inc.

On behalf of

Sullivan County Land Bank
100 North Street
Monticello, New York 12701

November 2019

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ATTACHMENTS

- A. Site Location Map
- B. Summary of Public Comments and Responses



1 INTRODUCTION & BACKGROUND

The subject site is located at 15 High Street in the Village of Monticello, Sullivan County, New York 12701 (“the Site”). The Site is located south of Route 17 and north of High Street on an irregularly shaped lot occupying 5.6 acres in a residential and commercial area. See Site Location Map provided as Attachment A.

Sullivan County Land Bank is committed to the cleanup of this property, which is centrally located in the Village and provides significant opportunity for reuse in the community. Identification and remediation of environmental issues is a key factor in preparation for reuse.

Brownfield Redevelopment Solutions, Inc. (BRS) has prepared this Analysis of Brownfields Cleanup Alternatives (ABCA), on behalf of the Sullivan County Land Bank (“the SCLB”), in support of the EPA grant proposal. The purpose of the ABCA is to:

- Identify reasonable brownfields cleanup alternatives considered for addressing the contamination identified at the site;
- Analyze the various factors influencing the selection of a preferred cleanup method, including effectiveness, implementability, costs, and sustainability;
- Select the preferred cleanup method, based on the analyses performed; and
- Provide community outreach and solicit public participation and comment on the remedial selection process prior to the final decision.

The SCLB will promote and facilitate community involvement with the environmental cleanup and site redevelopment project with the activities itemized below.

- The SCLB will perform targeted outreach to notify communities of the availability of this Draft ABCA. The SCLB will publish a notice of availability of this Draft ABCA in one or more major local newspapers or equivalent with general circulation in the target community.
- The SCLB will provide an opportunity for members of the public to comment on the ABCA in a public meeting. Additional details regarding the public notification process will be presented in a *Community Relations Plan* to be prepared for the site.
- The SCLB will prepare written responses to the comments received and document any changes made to the cleanup plans and to the ABCA as a result of the comments.

A Brownfields Cleanup Decision Memo will be prepared at the end of the public comment process, which will describe the cleanup options selected by the SCLB. The ABCA and the Decision Memo will be included with the Administrative Record. The Administrative Record repository is located at the offices of the SCLB.

The expected outcomes of the project is a remedial action completed to the extent that the 5.6-acre Site is prepared for reuse, by means of attainment of the Soil Cleanup Objectives (SCOs) for Unrestricted Use, specified by at 6 NYCRR §375-6.3.

1.1 Site Description and Previous Uses

The Site is on a 5.6-acre parcel of land identified by Tax Map Number 107.-1-11.1, located at 15 High Street in the Village of Monticello in Sullivan County, NY. The Site improved with five (5) structures along with a paved access road and parking area. Structures include one (1) main three-story structure located in the approximate center of the Site built circa 1920s, one (1) secondary three-story structure located southeast of the main structure built around 1931, and three (3) small storage structures that are situated to the north of the main structure. The paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Site where there is a parking area. The remainder of the Site consists of unimproved woodlands.

The Site is currently owned by the SCLB who obtained ownership on December 2, 2019 from the County, after the bankruptcy of the most recent property owner, and after the County obtained it through the municipal tax foreclosure process. The Site has been reportedly unoccupied since 2008, however previous use includes operation as an assisted living facility for adults and prior to that a hospital. Installed during the prior use of the site is one (1) Underground Storage Tank (UST) and three (3) Above Ground Storage Tanks (AST). Since the site has been unoccupied the state of the buildings and other structures have significantly deteriorated and the Site has been subject to dumping of debris and various suspect containers.

1.2 Surrounding Land Use

The Site is bordered to the north, east and south by commercial land uses, and to the west by residential structures and the Village of Monticello water towers. Further to the east of the site consists of commercial developments along the Route 42 corridor.

1.3 Project Goal (Reuse Plan)

The goal of the project is to remove contaminated soil hot spots from the property and to install clean fill material, abate asbestos containing materials and lead based paint, and remove and dispose of aboveground and underground storage tanks, as well as other debris and suspect containers which are prohibiting reuse of the Site.

1.4 Summary of Environmental Conditions

A Phase I Environmental Site Assessment (ESA) Report prepared by Tectonic, dated October 24, 2018, identified eight (8) Recognized Environmental Conditions (RECs). A Phase II ESA was subsequently performed by Tectonic, utilizing EPA Brownfield Hazardous Substance Grant funds which were administered by the Sullivan County Division of Planning and Community Development (DPCD), and the report was prepared October 7, 2019. To date, soils at the site are known to be impacted with volatile organic

compounds, semi-volatile organic compounds, and metals above the respective Part 375/CP-51 SCOs/SSSCOs unrestricted use criteria. Impacted soils are present across the site at depths ranging from surface grade to five (5) feet below surface grade, due to the shallow nature of the bedrock and boring refusal ranging from 8" to 5' below surface grade.

Other remediation activities will include removal and closure of one (1) underground storage tank (UST), removal of five (5) above ground storage tanks (AST), removal and disposal of miscellaneous debris and various suspect containers including two (2) 55-gallon drums, abatement of asbestos containing material and lead based paint. Additional limited, targeted investigation activities will be conducted prior to implementing the remediation in order to refine the extent of contamination, as may be required.

The proposed cleanup activities for which EPA funding will be used include: excavation of soil, abatement of asbestos containing material and lead based paint, and removal of aboveground and underground storage tanks. Additional tasks associated with the cleanup for which EPA funding is requested include: cooperative agreement oversight, public engagement, remediation oversight, and compliance with State of New York and NYSDEC regulations for site remediation as codified at 6 NYCRR § 375 et. seq.

1.5 Physical Setting

The Site is located at approximate elevation 1,560 feet Above Mean Sea Level (AMSL) in a rural area. The property is not located within the 100-year floodplain and does not contain designated wetlands or surface water bodies. The site and surrounding area slopes to the southeast towards and unnamed water body located approximately 1,200 feet southeast of the Site.

The geology underlying the Site consists of late Devonian aged sedimentary deposits consisting of shales, sandstone and conglomerates. The Site is located in an area containing the Upper Walton Formation. Bedrock is generally shallow below the soil surface, however it is exposed in some locations.

Based on a review of public water supply wells there is one (1) Federal FRDS Public Water Supply System and eight (8) state water supply wells located within one (1) mile of the property.

1.6 Exposure Pathways

In order for contaminants from a site to pose a human health or environmental risk, one or more completed exposure pathways must link the contaminant to a receptor (human or ecological). A completed exposure pathway consists of four elements:

- A source and mechanism of substance release;
- A transport medium;
- A point of potential human or ecological contact with the substance ("exposure point"); and

- An “exposure route”, such as dermal contact, ingestion, etc.

Preliminary evaluation indicates the following potentially completed exposure pathways related to the site in its current condition (i.e., pre-remediation):

1. **Direct contact with Soil.** Soil might be handled, inhaled or ingested by occasional on-site construction workers or trespassers. This exposure pathway will be mitigated immediately by implementation of the proposed cleanup activities, which includes excavation and offsite disposal of certain contaminated soils. Residual risk related to this pathway will be eliminated with engineering and institutional controls.
2. **Direct contact with surface water.** There is no surface water at the Site.
3. **Direct Contact with, or Ingestion of, Groundwater.** There are no current or anticipated future uses of onsite groundwater.

2 APPLICABLE LAWS AND CLEANUP STANDARDS

The remediation will be performed as a voluntary cleanup, and not under the order of, or direct oversight of, NYSDEC or other regulatory agencies. However, the applicable statutes, regulations and guidance of the State of New York and NYSDEC will be referenced to provide the Standards, Criteria and Guidance (SCGs) for the project. NYSDEC regulations for site remediation are codified at 6 NYCRR § 375 et. seq. The cleanup will attain the SCOs for Unrestricted Use, specified by at 6 NYCRR §375-6.3.

The SCLB will also reference NYSDEC’s “DER-10 / Technical Guidance for Site Investigation and Remediation” for guidance in planning and implementing the remedial actions.

The effective implementation of the NYSDEC regulations will be managed by a qualified environmental professional, to be retained by the SCLB.

For any soil disturbing activities a Community Air Monitoring Plan (CAMP) will be developed in accordance with New York State Department of Health (NYSDOH).

3 EVALUATION OF CLEANUP ALTERNATIVES

This section identifies various reasonable remediation alternatives that were considered in response to the environmental contamination issues at the site. The following potential remedial alternatives were considered:

- Alternative No. 1) Removal of contaminated soil hot-spots,
- Alternative No. 2) Removal of soil and enactment of engineering and institutional controls, and
- Alternative No. 3) No action.

The following evaluation criteria were considered in comparing the remedial alternatives.

- A. Effectiveness in providing compliance with NYSDEC regulations and increased protectiveness to public health and the environment;
- B. Implementability of the considered alternative;
- C. Cost of the considered alternative; and
- D. Sustainability and Resilience considerations.

3.1 Alternative No. 1 - Removal of Contaminated Soil Hot-Spots

Under this alternative, the remedial action will include removal of contaminated soil hot-spots, followed by backfill with clean material. This remedy will prevent exposure to site contaminants. Further details of the remediation plan would include:

- Underground and aboveground storage tanks shall be closed in accordance with NYSDEC Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10), 6 NYCRR Part 375 Environmental Remediation Programs and/or 6 NYCCR Part 613, as applicable.
- Site clearing including removal of debris and suspect containers.
- Excavation and off-site disposal of an estimated 400 tons of contaminated soil from within the developed portion of the Site . The task will also include post-excavation sampling and analysis, and the emplacement of over 400 tons of clean backfill. Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility.
- Abatement of asbestos containing materials and lead based paint in the existing buildings.

3.1.1 Effectiveness

The removal of soil and placement of clean material within the developed portion of the Site would effectively achieve project remediation goals by:

- Removing the most highly contaminated soil from the site;
- Abating asbestos containing materials and lead based paint;
- Removal and closure of aboveground and underground storage tanks;
- Achieving technical and administrative compliance with the NYSDEC site remediation regulations;

3.1.2 Sustainability and Resilience

This criterion evaluates the degree to which the remedial alternative may reduce greenhouse gas discharges, reduce energy use, employ alternative energy sources, reduce volume of wastewater to be disposed, reduce volume of materials to be taken to a landfill, and/or allow for the reuse or recycling of materials during cleanup is considered, where applicable.

This alternative limits excavation and truck transportation of contaminated media to areas with the highest contamination, thereby reducing the fossil fuel energy use, and associated greenhouse gas discharges associated with that task.

3.1.3 Implementability

Soil excavation and clean fill placement is easily and rapidly implementable because it involves relatively simple technology and equipment. This type of remedy is a widely used and readily accepted alternative for remediating contaminated soils. The SCLB and/or its consultant will retain a contractor that is licensed, qualified, and OSHA-certified to perform work on hazardous materials sites.

3.1.4 Operation and Maintenance

This approach, upon successful implementation, would allow for unrestricted use of the developed portions of the Site. No ongoing operation and maintenance of remedial systems would be required.

3.1.5 Institutional Controls

No institutional controls are required with this remedy.

3.1.6 Cost

The costs for completing remediation under this approach were estimated using the following elements and assumptions:

- 1) Retain environmental engineering firm and conduct review of previous reporting;
- 2) Project and Grant Management tasks, including public notification;
- 3) Prepare project specifications and bid documents;
- 4) Conduct procurement process;
- 5) Design and install excavation shoring, as may be required;
- 6) Excavation and disposal of 400 TONS of contaminated soil;
- 7) Procurement and testing of clean fill materials;
- 8) Removal of aboveground and underground storage tanks;
- 9) Site restoration, including vegetative cover;
- 10) Abatement of asbestos containing materials and lead based paint;
- 11) Compliance with Davis Bacon Act;
- 12) Prepare Remedial Action Report and other regulatory reporting requirements;
- 13) Prepare Quality Assurance, and Health and Safety deliverables

The estimated cost for this cleanup alternative is \$602,450. The USEPA cleanup grant contribution would be \$500,000. The SCLB cost share would provide the remaining moneys from other funding sources. The SCLB has applied for and received a commitment to cover the requisite cost share from the New York State Land Bank Community Revitalization Initiative (Land Bank CRI) for building stabilization at the Monticello Manor site.

3.2 Alternative No. 2 - Removal of Soil and Enactment of Engineering and Institutional Controls

Under this alternative, the remedial action will consist of removal of soils and placement of an engineered cap as an engineering control, and a deed notice as an institutional control. Soils will be removed to an estimated depth of 1-foot in the developed portion of the site, which is not currently capped with structures or roadway, and replaced with 12" of clean fill material in order to maintain existing grade. This combination of remedies will prevent exposure to residual site contaminants. Work will be performed by a qualified remediation contractor procured in accordance with all applicable local, state, and federal requirements.

Further details of the remediation plan would include:

- Underground and aboveground storage tanks shall be closed in accordance with NYSDEC Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10), 6 NYCRR Part 375 Environmental Remediation Programs and/or 6 NYCCR Part 613, as applicable.
- Site clearing including removal of debris and suspect containers.
- Excavation and off-site disposal of an estimated 4,100 tons of contaminated soil from within the developed portion of the Site. The task will also include placement of a cap consisting of over 4,100 tons of clean backfill. Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility.
- Abatement of asbestos containing materials and lead based paint in the existing buildings.

3.2.1 Effectiveness

This alternative would be immediately effective by creating a barrier to the potential continuing contaminant sources associated with the presence of contaminated material from the Site. The Institutional and Engineering Controls approach does not physically remove all site soil contaminants. However, this alternative would effectively achieve project remediation goals by:

- Achieving technical and administrative compliance with the NYSDEC site remediation regulations;

- Disruption of the pathway of contaminated soils to the outside environment. Although the contamination still exists, the soil cap will significantly reduce the potential of human exposure.
- Provide notice of site environmental conditions to future site owners, occupants, and the general public by means of the Deed Notice.

3.2.2 Sustainability and Resilience

This alternative compares unfavorably to Alternative 1 (described in Section 3.1) with regard to sustainability metrics. The approach would result in increased energy use, greenhouse gas emissions, and landfill disposal volume. It is expected to compare favorably to Alternatives 1 and 3 in resilience metrics, such as the continuing protectiveness of the remedy in light of reasonably foreseeable changing climate conditions.

3.2.3 Implementability

This alternative is feasible and implementable. This approach will involve the work elements described in Section 3.1, plus additional volumes of excavated soil and clean backfill. The deed notice prepared in accordance with NYSDEC guidance and template, are relatively routine administrative submissions.

3.2.4 Operation and Maintenance

Operation and Maintenance on the installed soil cap should include the following:

- Routine inspections
- Vegetation maintenance (grass mowing and weed control)
- Written O&M Plan that includes a discussion including but, not limited to; soil cover maintenance, reporting, maintenance agreement, a utility plan should future utilities or building be proposed at the Site, and fence maintenance (if applicable).

3.2.5 Institutional Controls

This alternative will require the following Institutional Controls:

- A Deed Notice is required should any contaminant concentrations remain above the respective Part 375/CP-51 SCOs/SSSCOs unrestricted use criteria. A Deed Notice is required to document the extent of contamination and the engineering controls.
- All required NYSDEC permits, reporting, and inspection requirements.

3.2.6 Cost

The costs for completing remediation under this approach were estimated using the following elements and assumptions:

- 1) Retain environmental engineering firm and conduct review of previous reporting;
- 2) Project and Grant Management tasks, including public notification;
- 3) Prepare project specifications and bid documents;
- 4) Conduct procurement process;
- 5) Design and install excavation shoring, as may be required;
- 6) Excavation and disposal of 4,100 TONS of contaminated soil;
- 7) Procurement and testing of clean fill materials;
- 8) Removal of aboveground and underground storage tanks;
- 9) Site restoration, including vegetative cover;
- 10) Abatement of asbestos containing materials and lead based paint;
- 11) Compliance with Davis Bacon Act;
- 12) Prepare Deed Notice;
- 13) Prepare Remedial Action Report and other regulatory reporting requirements;
- 14) Prepare Quality Assurance, and Health and Safety deliverables

The estimated cost for this cleanup alternative is \$1,252,470.

3.3 Alternative No. 3 - No Action

If no environmental cleanup remedy were performed at this Site:

- The site would remain out of compliance with NYSDEC's regulations; and
- The potential for exposure to contaminated soil by human and ecological receptors would remain.

3.3.1 Effectiveness

The “no action” alternative is not effective in that it does not provide for compliance with NYSDEC regulations and it fails to provide for the beneficial reuse of the Site.

3.3.2 Sustainability and Resilience

The “no action” approach would not meet project remediation goals because the contamination would remain in place, untreated, and without a barrier. As such, the “no action” approach would present a continuing risk to the public. Based on this, evaluation of the approach with regards to other sustainability criteria is not relevant.

3.3.3 Implementability

The “no action” alternative is technically feasible, although the presence of untreated soil and storage tanks would not be in compliance with NYSDEC regulations.

3.3.4 Operation and Maintenance

Because there is no remedy implemented, there would also be no operation and maintenance requirements at the Site.

3.3.5 Institutional Controls

Because there is no remedy implemented, there would be not institutional controls at the Site.

3.3.6 Cost

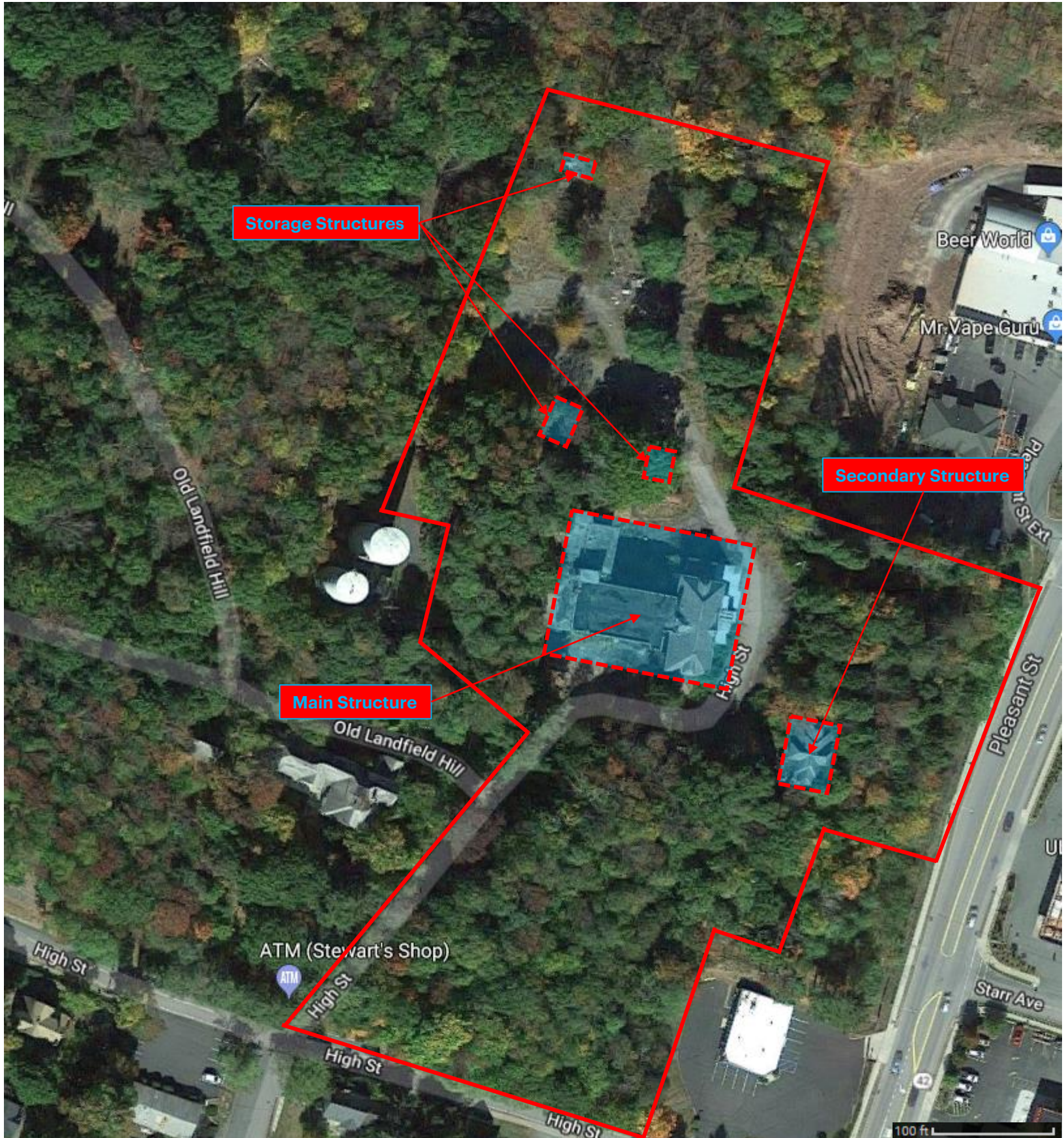
There are no costs associated with this remedial alternative.

3.4 Preferred Alternative

The preferred alternative is Alternative No. 1 – “Removal of Contaminated Soil Hot-Spots”. Soil excavation is a proven method, easily and quickly implementable, environmentally effective, and cost-effective. Excavation equipment is readily available. Soil excavation and emplacement of clean fill material is accepted by the NYSDEC as a remedy for soil contamination. This remedy can be readily completed within the timeframe of the USEPA Brownfields Grant.

Attachment A
Site Location Map





Key:



Approximate Site Boundaries



Approximate Location of Structures

NOTES



Tectonic

Planning
Engineering
Surveying
Construction Management

70 Pleasant Hill Road
Mountainville, NY 10953

(845) 534-5959 Telephone
(845) 534-5999 Fax

www.tectonicengineering.com

Title Figure 2: Approximate Location of Structures at Subject Property

Location Monticello Manor, 15 High Street, Monticello, NY 12701

Client Sullivan County

Source Google Maps

Date 6/6/2019

Scale As Noted

Work Order 9294.01

Drawing No. 1 of 1

Rev. 0

This figure should only be considered in concert with the accompanying document with which it was presented. This figure is subject to all the terms and limitations of the companion document and Tectonic's scope of work.

ATTACHMENT B
Summary of Public Comments and Responses



Summary of Public Comments & Responses

No Public Comments Received

A public information session was held on November 25th at the Sullivan County Government Center. Only one person was in attendance, from one of our partner agencies, Sullivan Renaissance. No comments were received at the meeting. Also, no comments were received by the public while the documents were available for review at the Sullivan County Division of Planning office.

**SULLIVAN COUNTY LAND BANK CORPORATION (SCLBC)
APPLICATION FOR 2020 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD SINGLE SITE CLEANUP GRANT**

Community Notification Documents

1. Legal Notice
2. Affidavit of Filing of Legal Notice
3. Screenshot of Legal notice
4. Social Media engagement
5. Summary of Public Comment
6. Sign-In Sheet from Public meeting
7. Presentation from Public Meeting
8. Local media press on meeting



100 North Street
Monticello, NY 12701
(845)807-0541

info@sullivancountylandbank.org
www.sullivancountylandbank.org

BOARD OF DIRECTORS

Freda Eisenberg, Chair
Jacquie Leventoff, Vice-Chair
George Nikolados, Treasurer
Terri Ward, Secretary
Nancy Buck
Vicky Ferguson
Sims Foster
Josh Potosek
Bruce Reynolds
Alan Sorensen
Ira Steingart

EXECUTIVE DIRECTOR

Jill M. Weyer

MISSION STATEMENT

Our mission is to strategically acquire tax delinquent, foreclosed, vacant and abandoned properties; eliminate barriers to their redevelopment; and sell the rehabilitated properties to new, responsible owners in a transparent manner that results in outcomes consistent with County and local land use goals and priorities. Initial work will focus on the Villages of Monticello and Liberty, where the need is greatest.

New York Public Authority

501(c)3 Not-For-Profit Organization

TO: All Media Outlets

FROM: Jill M. Weyer, Executive Director

DATE: November 15, 2019

RE: Special Community Meeting – Monday November 25th at 6PM

The Sullivan County Land Bank will be holding a public meeting on Monday, November 25th at 6PM in the SC Legislative Hearing Room.

The purpose of the meeting is to discuss an application to the EPA Brownfield Cleanup Grant program for the Monticello Manor project and to address any public comments prior to the submittal of the grant application. A draft copy of the application, including an Analysis of Brownfield Cleanup Alternatives will be available for review at the meeting. Copies will also be available for review at the Sullivan County Division of Planning office located at 100 North Street in Monticello NY during normal business hours 9AM – 5PM. Comments may be made at the public hearing or sent by email to info@sullivancountylandbank.org prior to November 27, 2019.

Sullivan County Democrat
5 Lower Main St., PO Box 308
Callicoon, NY 12723-0308
845-887-5200 Fax: 845-887-5386

Affidavit of Publication

State of New York

SS:

County of Sullivan

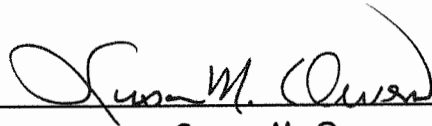
Legal Notice Ad

I, Fred W. Stabbert, III, being duly sworn,
Depose and say: That I am the Publisher of
Sullivan County Democrat, a twice weekly
newspaper of general circulation published in
Callicoon, County of Sullivan, State of New
York; and that a notice, of which the annexed
is a printed copy, was duly published in
Sullivan County Democrat 11/15/19



Fred W. Stabbert, III

Sworn to before me this 15th day of November, 2019



Susan M. Owens

Notary Public, State of New York

No. #010W8025547

Qualified in Sullivan County

My commission expires on June 1, 2023

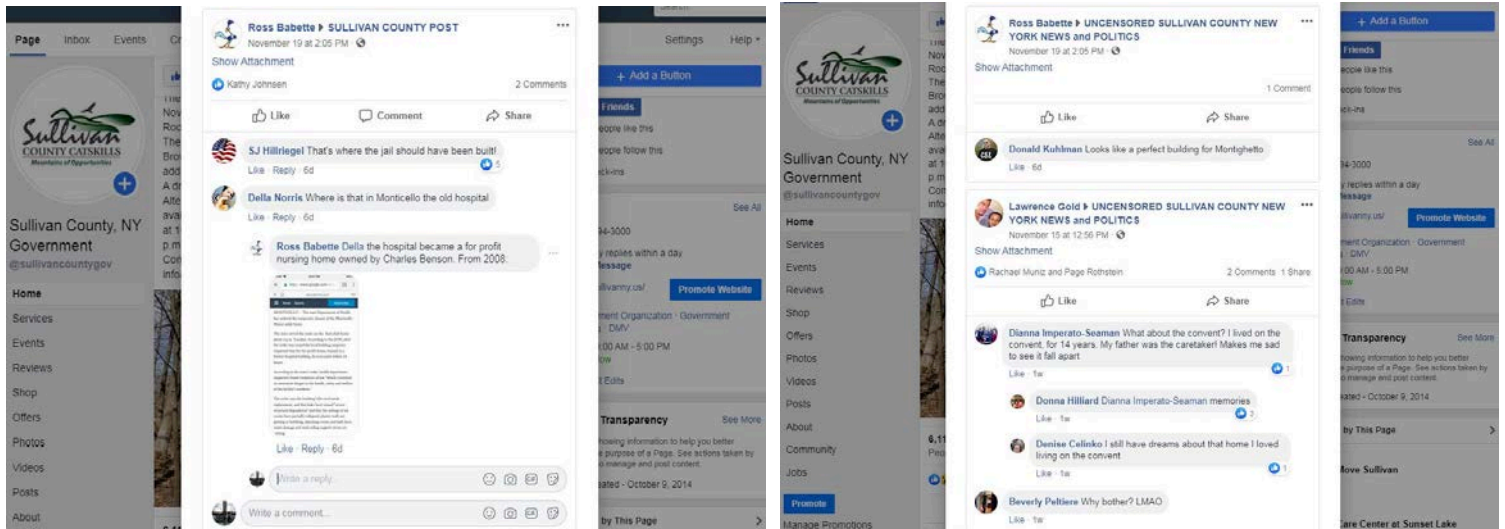
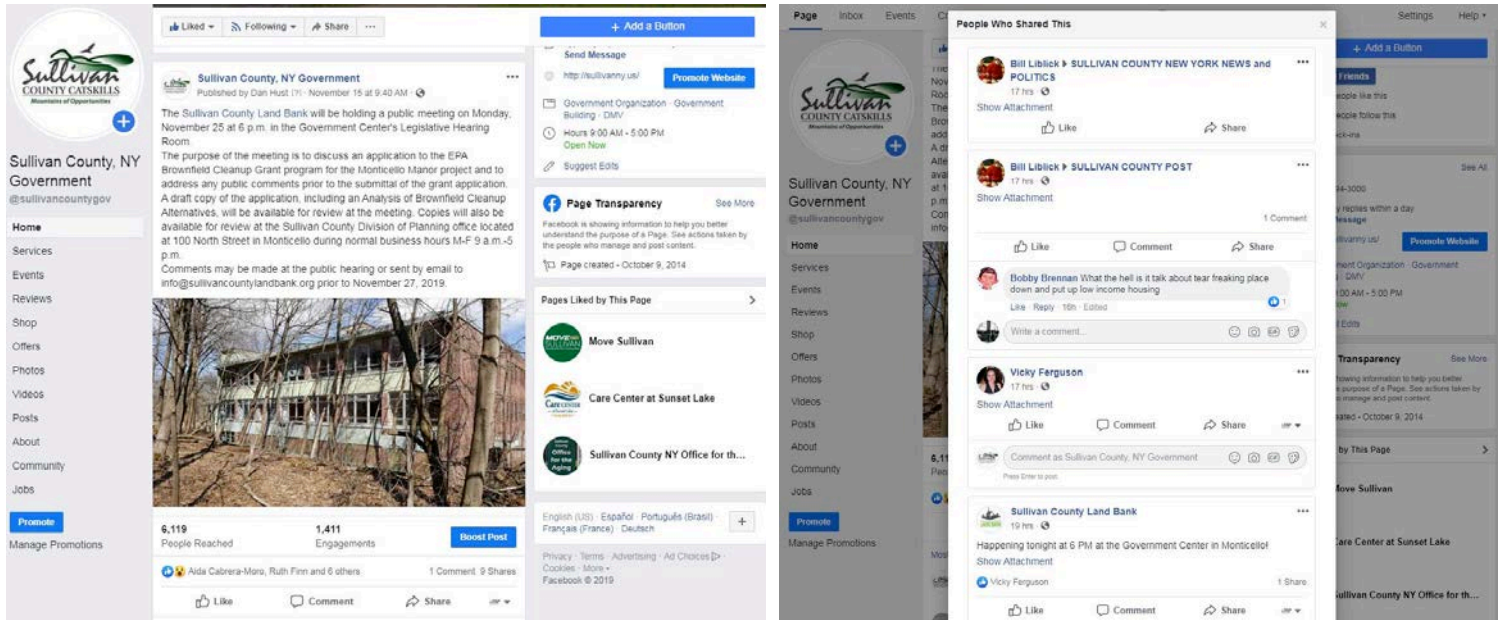
LEGAL NOTICE

Special Community
Meeting - Monday,
November 25, 2019 at
6PM - of the Sullivan
County Land Bank
Corporation
NOTICE

The Sullivan County
Land Bank will be
holding a public meet-
ing on Monday,
November 25th at
6PM in the Sullivan
County Legislative
Hearing Room.

The purpose of the
meeting is to discuss
an application to the
EPA Brownfield
Cleanup Grant pro-
gram for the Monticel-
lo Manor project and
to address any public
comments prior to the
submittal of the grant
application. A draft
copy of the applica-
tion, including an
Analysis of Brownfield
Cleanup Alternatives
will be available for
review at the meeting.
Copies will also be
available for review at
the Sullivan County
Division of Planning
office located at 100
North Street in Montic-
ello NY during nor-
mal business hours
9AM - 5PM. Com-
ments may be made
at the public hearing
or sent by email to
info@sullivancounty-
landbank.org prior to
November 27, 2019.
DATED: November
15, 2019
Jill M. Weyer
Executive Director
78206

Social Media Outreach



Home Posts Reviews Videos Photos

Sullivan County Land Bank
Posted by Kassondra Johnstone
Yesterday at 2:55 PM · 🌐

Happening tonight at 6 PM at the
Government Center in Monticello!

Sullivan County, NY Government
November 15 at 9:40 AM · 🌐
The Sullivan County Land Bank will be
holding a public meeting on Monday,
November 25 at 6 p.m. in the... See More

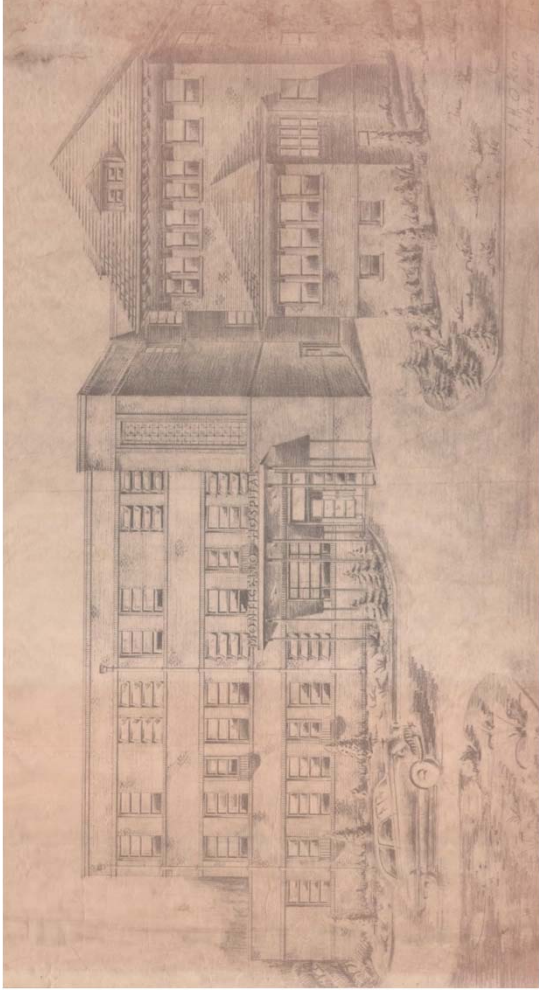


Summary of Public Comments & Responses

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[illegible]



MONTICELLO MANOR

EPA Brownfield Single Site Cleanup Grant
Public Information Session
Monday, November 25, 2019

Cleanup Grant Program

- Application Due:
December 3, 2019
- Applicant:
Sullivan County Land Bank Corporation
- Property:
Monticello Manor
- Scope:
Remediate property for redevelopment





Environmental Concerns

- Presence of Above-ground and Underground storage tanks onsite
- Potential for Asbestos Containing Material in structures
- Potential for Lead Based Paint in structures
- Potential for radon infiltration from the subsurface on the Subject Property
- Potential for PCBs on the Subject Property



Project Tasks

- Task 1: Cooperative Agreement Oversight and Community Outreach
- Task 2: Environmental Reporting and Engineering
- Task 3: Hazardous Substances Remediation
- Task 4: Petroleum Remediation
- Budget Breakdown follows

Project Budget

Categories	Project Tasks				Total
	Task 1	Task 2	Task 3	Task 4	
Personnel					\$0
Fringe Benefits					\$0
Travel	Hazardous \$1,400 Petroleum \$600				\$1,400 \$600
Equipment					\$0
Supplies					\$0
Contractual	Hazardous \$8,400 Petroleum \$3,600	\$112,035 \$48,015	\$334,200	\$94,200	\$454,635 \$145,815
Other					\$0
Total Direct Costs	\$14,000	\$160,050	\$334,200	\$94,200	\$602,450
Indirect Costs					
Total Federal Funding	Hazardous \$9,800 Petroleum \$4,200	\$112,035 \$48,015	\$262,485	\$63,465	\$384,320 \$115,680
Cost Share			\$71,715	\$30,735	\$102,450
Total Budget	\$14,000	\$160,050	\$334,200	\$94,200	\$602,450

Grant Request: \$500,000 Local Share: \$102,450



THE RIVER REPORTER

(/)

Main menu



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Land bank considers Monticello Manor



(/uploads/original/20191115-083036-news-sullivan-land-bank-47.jpg)

Posted Friday, November 15, 2019 8:31 am

MONTICELLO, NY — Monticello Manor was formerly a hospital and then it was operated as a adult nursing home when it was ordered closed by the New York State Department of Health. Because of the seriousness of the violation, the state ordered residents to be moved out of the facility within 24 hours.

The Sullivan County Land Bank will be holding a public meeting regarding the building on Monday, November 25th at 6:00 pm in the legislative hearing room.

The purpose of the meeting is to discuss an application to the EPA Brownfield Cleanup Grant program for the Monticello Manor project and to address any public comments prior to the submittal of the grant application. A draft copy of the application, including an Analysis of Brownfield Cleanup Alternatives will be available for review at the meeting.

Copies will also be available for review at the Sullivan County Division of Planning office located at 100 North Street in Monticello NY during normal business hours 9:00 am to 5:00 pm. Comments may be made at the public hearing or sent by email to info@sullivancountylandbank.org prior to November 27, 2019.

57

Comments

NO COMMENTS ON THIS STORY | [PLEASE LOG IN TO COMMENT BY CLICKING HERE \(/LOGIN.HTML\)](#)

RELATED STORIES

South Canaan man sentenced for risking a catastrophe (</stories/south-canaan-man-sentenced-for-risking-a-catastrophe,34388>)

Honesdale considers, then reconsiders, mural regulations (</stories/honesdale-considers-then-reconsiders-mural-regulations,34348>)

Sullivan budgets minor increase (</stories/sullivan-budgets-minor-increase,34345>)

Sullivan BOCES to move offices (</stories/sullivan-boces-to-move-offices,34341>)

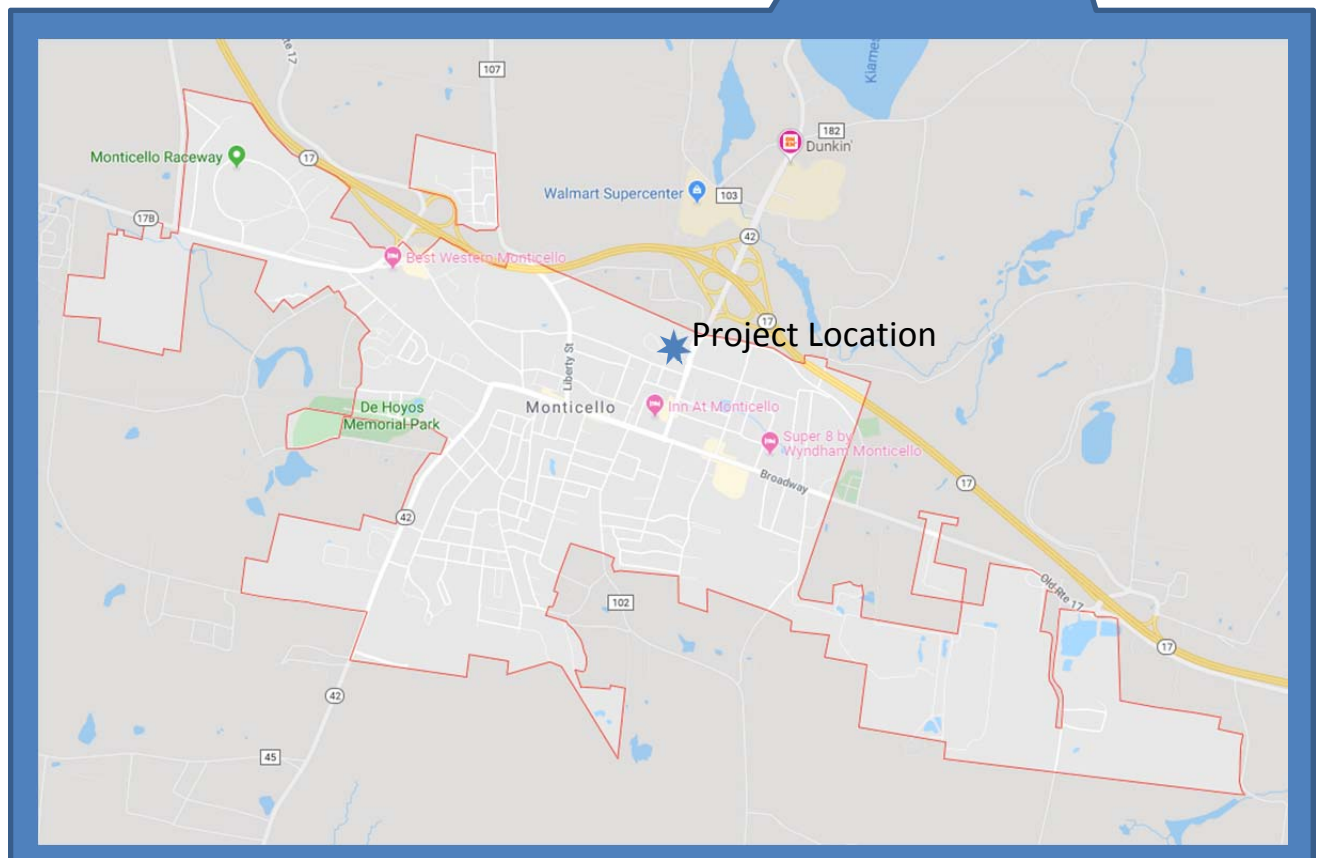
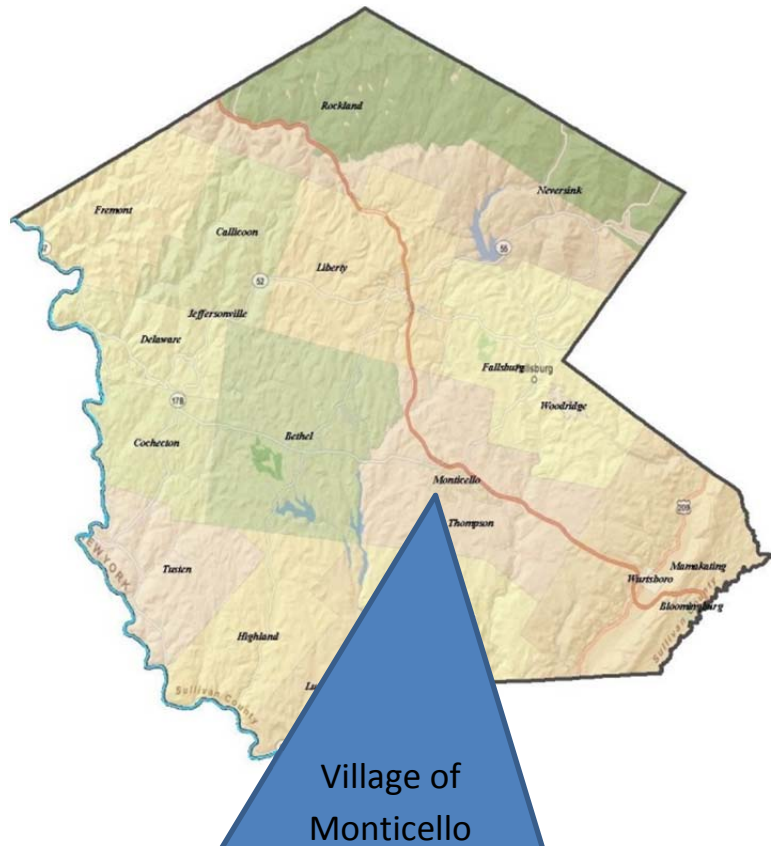
EPA-OLEM-OBLR-19-07
EPA Brownfields Cleanup Grant 2020
SF-424 Attachment

14. Areas Affected By Project

County: Sullivan

Village: Monticello

Project Location:
Monticello Manor
15 High Street
Monticello, NY 12701



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/02/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

New York

8. APPLICANT INFORMATION:

* a. Legal Name:

Sullivan County Land Bank Corporation

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

1167628930000

d. Address:

* Street1:

100 North Street

Street2:

PO Box 5012

* City:

Monticello

County/Parish:

Sullivan

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

12701-1163

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Jill

Middle Name:

M

* Last Name:

Weyer

Suffix:

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

845-807-0530

Fax Number:

845-807-0546

* Email:

jill.weyer@co.sullivan.ny.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-SF424_Attachmen14.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Monticello Manor Redevelopment: Monticello Manor is a vacant and blighted former hospital complex, located at 15 High Street in Monticello, NY.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

19

* b. Program/Project

19

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2020

* b. End Date:

06/30/2023

18. Estimated Funding (\$):

* a. Federal	500,000.00
* b. Applicant	102,450.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	602,450.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mrs.

* First Name:

Jill

Middle Name:

Marie

* Last Name:

Weyer

Suffix:

* Title:

Executive Director

* Telephone Number:

845-807-0530

Fax Number:

845-807-0546

* Email:

jill.weyer@co.sullivan.ny.us

* Signature of Authorized Representative:

Jill M Weyer

* Date Signed:

12/02/2019